

**CORINTH ECONOMIC DEVELOPMENT CORPORATION**  
**July 8, 2019**

**STATE OF TEXAS**  
**COUNTY OF DENTON**  
**CITY OF CORINTH**

On this 8<sup>th</sup> day of July, 2019 the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met in Special Session at 6:00 P.M. at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members, to wit:

**CEDC Board Members:**

Tina Henderson – President, Council Representative  
Jerry Blazewicz – Vice President  
Grady Ray – Secretary  
Brad Hinson – Director  
Steve Holzwarth – Director

**CEDC Board Members Absent:**

Robert Goodwin – Director  
Eric Wiser – Director

**Others Present:**

Bob Hart – City Manager  
Jason Alexander – Executive Director  
Helen-Eve Liebman – Planning and Development Director  
Kimberly Pence – City Secretary

**CALL TO ORDER:**

President Tina Henderson called the meeting to order at 6:03 P.M.

**CITIZENS COMMENTS**

In accordance with the Open Meetings Act, the Board is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the published agenda items are appreciated by the Board and may be taken into consideration at this time or during that agenda item. \*All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.\* Section 30.041B Code of Ordinance of the City of Corinth.

There were no Citizens Comments made.

**CONSENT AGENDA:**

- 1. Consider and act on minutes from the June 3, 2019 meeting.**
- 2. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending April 2019.**
- 3. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending May 2019.**

There being no discussion, motion was made by Jerry Blazewicz to approve the Consent Agenda as presented. Seconded by Grady Ray.

**AYES:** Henderson, Ray, Blazewicz, Hinson, Holzwarth  
**NOES:** None  
**ABSENT:** Wisner, Goodwin

**MOTION CARRIED**

**BUSINESS:**

- 4. Receive an update and hold a discussion on the creation of a Tax Increment Reinvestment Zone (TIRZ) and Transit Oriented Development (TOD) District.**

Jason Alexander introduced the item to the Board of Directors. Bob Hart provided an update on the progress of the TIRZ and the TOD, which included the finalization of the TIRZ boundaries and conceptual illustrations of mixed-use development in the heart of Corinth.

Hart informed the Board of Directors that staff was moving into the second phase of the TIRZ analysis. Hart said that this phase would involve the financial plan and revenue projections for funding infrastructure from development and redevelopment activity within the TIRZ.

**NO ACTION TAKEN**

**REPORTS AND UPDATES:**

**1. Board Members**

None.

**2. Executive Director**

Alexander briefed the Board of Directors on the cultural exchange between the Cambodian Delegation and the City and the surrounding communities.

He also thanked President Henderson, Brad Hinson and Steve Holzwarth for volunteering to serve on the Comprehensive Plan Steering Committee.

**No Closed Session.**

**CLOSED SESSION**

If, during the course of the meeting, any discussion of any item on the agenda should need to be held in executive or closed session for the Board to seek advice from the City Attorney as to the posted subject matter of this Board Meeting, the Board will convene in such executive or closed session, in accordance with the provisions of the Government Code, Title 5, Subchapter D Chapter 551, to consider one or more matters pursuant to the following:

**Section 551.071.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; (2) and/or a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

**Section 551.072.** To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**Section 551.074.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

**Section 551.087.** To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

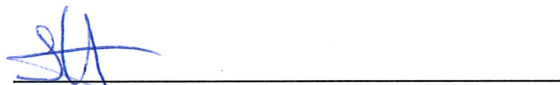
After discussion of any matters in executive session, any final action or vote taken will be in public by the Board. The Board shall have the right at any time to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.

Reconvene in open session to take action, if necessary, on closed session items.

**ADJOURN:**

There being no further business, President Henderson adjourned the July 8, 2019 Special Session of the Corinth Economic Development Corporation at 6:33 P.M.

  
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Kimberly Pence – City Secretary  
Corinth Economic Development Corporation

  
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Tina Henderson – President  
Corinth Economic Development Corporation